

**ORMOND BEACH
SITE PLAN REVIEW COMMITTEE (SPRC) MEETING**

9:00 A.M., April 20, 2022

The SPRC Meeting commenced at 9:00 a.m. on April 20, 2022.

I. Attendance

Applicants:

John Dillard, Zev Cohen & Associates

Staff:

Steven Spraker, Planning Director

Robin Gawel, Senior Planner

David Allen, Planning Civil Engineer

Tom Griffith, Chief Building Official

Cara Culliver, Landscape Architect

Mike Stephenson, Utilities Engineer

Marcella Miller, Office Manager

II. Meeting with Applicants – Scheduled Items for Review

A. Love Whole Food – review of comments with Zev Cohen

Mr. Spraker started the conversation with the introduction of City staff and applicants.

The applicant was in attendance and **provided the following** information regarding Love Whole Food Store:

- Discussion occurred regarding the expansion of the Love Wholefood Café and Market. The expansion partially encroaches on the base flood elevation.
- A sampling station was added.
- 30” of sanitary sewer cover was installed.
- Regarding stormwater, the business provided for compensating storage and exposed it in the outparcel. The pond is for stormwater. St. Johns Water Management District has been approved for the expansion and the permit was received and uploaded on ProjectDox.
- There is an easement and 2’ access on the survey.
- The project is 12,000 overall square footage with the expansion including three separate offices.
- It was advised that the project proposes that when the fill for the driveway is placed, the 24” culvert will be installed.
- It was stated that a forced annexation occurred for this property.

Members of the SPRC, Mr. Steven Spraker, Planning Director; Ms. Robin Gawel, Senior Planner; Mr. David Allen, Planning Civil Engineer; Mr. Tom Griffith, Chief Building Official; Mr. Mike Stephenson; and Ms. Cara Culliver, Landscape Architect, **provided the following** information:

- Concern was expressed regarding the swale not having a cross section that was used for compensating storage and the impacts to the flood zone. It was advised that since the floodplain is being filled in (required by St. Johns Water Management District), and due to the expansion, compensating storage is required. *The floodplain is required to be detailed on the grading plan of what is already there and then if there is going to be additional fill can re-discuss.
- Utility plan was not uploaded (Sheet C-5 uploaded twice)
- Compensating storage volume on the site is required, even if it is covered and above the seasonal high.
- Landscaping concerns were expressed regarding the expansion being in the greenbelt buffer on Williamson Boulevard and Hand Avenue. It was advised that there is a 36' greenbelt buffer on Williamson Boulevard and a 36' buffer on Hand Avenue. The recent submittal on the revised landscape plan is required. The swale should be altered as not to go into the greenbelt buffer. A letter from St. Johns Water Management District or some type of proof is required showing that they are vested to do the expansion since it was originally permitted in 2000.
- Regarding the building, it was advised to install a separation fire wall. It does not meet the requirements for sprinkling the building.
- Staff stated that the SPRC meets every Wednesday with the availability to meet again with the applicant and the professional Surveyor/Engineer to discuss the project further for additional feedback.

III. Adjournment

The meeting adjourned 9:34 a.m.

The SPRC Meeting commenced at 9:35 a.m. on April 20, 2022.

IV. Attendance

Applicants:

Mathew Doust, Mark Doust & Associates Inc. (via zoom)
Greg Schlaffer, (via zoom)

Staff:

Steven Spraker, Planning Director
Robin Gawel, Senior Planner
David Allen, Planning Civil Engineer
Tom Griffith, Chief Building Official
Cara Culliver, Landscape Architect
Mike Stephenson, Utilities Engineer
Marcella Miller, Office Manager

V. Meeting with Applicants – Scheduled Items for Review

B. 1355 Ocean Shore Blvd., Traders Inn – Sewer Connection

Mr. Spraker started the conversation with the introduction of City staff and applicants.

Mr. Allen led the preconstruction meeting.

The applicants participated by Zoom and **provided the following** information regarding 1355 Ocean Shore Blvd., Traders Inn:

- It was discussed that the site will have a private lift station.
- The depth of the force main is approximately 4' deep.
- The applicant has the engineering permit and will get the owners to sign it.
- It is understood that the construction inspection and impact fee costs are required as part of the engineering permit process before construction can commence.

Members of the SPRC, Mr. Steven Spraker, Planning Director; Ms. Robin Gawel, Senior Planner; Mr. David Allen, Planning Civil Engineer; Mr. Tom Griffith, Chief Building Official; Mr. Mike Stephenson; and Ms. Cara Culliver, Landscape Architect, **provided the following** information:

- The copies for the permits are required. The contractor will contact Mr. Mark Doust, P.E., Engineer of Record.
- Regarding Utilities, it was advised that the pump and lift station has to happen before disabling the wastewater treatment plant. Concerns were expressed with regard to informing the contractor that the site will need to be safed up due to the plans calling for a 15' deep hole to facilitate the lift station installation. When the wastewater facility is abandoned, it was cautioned to keep in mind of hazardous material.
- The development order has been approved.
- The Engineering Permit has not been submitted.
- It was advised that Mr. Weidenmiller is the engineering site inspector. He will also need to inspect the lift station start up with the city supervisor of lift stations. He will also inspect the wet tap and installation of the pipe.

- Regarding permits, it was advised that the Engineer of Record needs to provide State/Health Department permits including NPDES.
- The tentative project schedule for the site work and directional drill log is to be e-mailed to Mr. Allen.
- The public utilities require a 24-28 hour notice prior to connection and can be coordinated through Mr. Weidenmiller.
 - Epoxy Lined Bends, Valves, tees, Etc.
- **Building:**
 - N/A
- **Testing Requirements:**
 - All density tests are to be submitted to Mr. Weidenmiller.
 - Video all sanitary sewer gravity mains. City representative must be present. (No video is required for 10' of gravity)
 - **As-built requirements for vertical and horizontal areas of the connection where it goes into the property:**
 - Submit digital preliminary file for review.
 - Final drawings – Submit three (3) paper copies, mylar, disk and signed and sealed digital files/copies of both pdf and the AutoCAD drawing for GIS.
 - Engineer certify and submit.
- **Inspections/Projects Process:**
 - Online inspection scheduling process.
 - The electrical inspection will be done of the lift station. Mr. Weidenmiller will be present for the installation of the wet well, pumps and lift station start up.
- **Final Inspection Procedures:**
 - 95 percent review and punch list will be provided by Mr. Weidenmiller, followed by the walk-through.
 - Final Inspection.
- Hours of construction for the site work: 7:00 a.m. to 7:00 p.m. and no Sundays.
- Inspections requested before 5:30 a.m. can usually be accommodated the day of.
- It was explained that staff needs to be aware of any outstanding changes. FDEP needs to be apprised of how the demolition will go.
- Staff stated that the SPRC meets every Wednesday with the availability to meet again to discuss the project further if need be.

VI. Adjournment

The meeting adjourned 9:58 a.m.

The SPRC Meeting commenced at 10:00 a.m. on April 20, 2022.

VII. Attendance

Applicants:

Bobby Ball, P.E., Zev Cohen & Associates
Emilio O'Brien, Zev Cohen & Associates

Staff:

Steven Spraker, Planning Director
Robin Gawel, Senior Planner
David Allen, Planning Civil Engineer
Tom Griffith, Chief Building Official
Cara Culliver, Landscape Architect
Mike Stephenson, Utilities Engineer
Marcella Miller, Office Manager

VIII. Meeting with Applicants – Scheduled Items for Review

C. One Breakaway Pre-application Meeting

Mr. Spraker started the conversation with the introduction of City staff and applicants.

The applicants were in attendance and **provided the following** information regarding One Breakaway:

- The property is in the B-2 zoning district.
- The site has a pond on the property as well as wetlands in the middle of the site. A wetlands report will be submitted.
- It was discussed that the applicants are interested in a neighborhood retail project on the property.
- The engineers on the project plan to the framework for a plan and after discussing with the property owner will revisit the SPRC with an updated plan.

Members of the SPRC, Mr. Steven Spraker, Planning Director; Ms. Robin Gawel, Senior Planner; Mr. David Allen, Planning Civil Engineer; Mr. Tom Griffith, Chief Building Official; Mr. Mike Stephenson; and Ms. Cara Culliver, Landscape Architect, **provided the following** information:

- It was advised that the proposed project of retail sales and daily service needs is a permitted use in the zoning district.
- The building setbacks are 50' in the front of the site, 30' in the rear of the site, 30' on the side, and 50' on the side corner.
- Regarding landscaping, 15 percent tree preservation is required due to it being a heavily wooded site, with the request to keep some of the wooded area behind the corner feature sign. Between residential and commercial, it was explained that there is a 30' landscape buffer based on the impervious surface ratio. Historic trees were explained to be 36" across, live oak trees and cypress trees and cannot be removed without City Commission approval.

- Regarding engineering, the wet pond has an 8' maintenance berm. An auto-turn analysis would be required for fire truck access.
- Regarding utilities, there is a 16" watermain on Granada Boulevard, an 8" stub for water on the east side of the property that reduces down to 6", and there is a 4" watermain on Shadow Creek Way. The reclaimed main is a 10" on the north end of the property that reduces down to a 3" main. A fire flow test/fire suppression system may be required. A fire hydrant is required within 300' of the back corner of the building on a potable line. The sewer was discussed, there is an existing 2" force main in the area where calculations are needed to analyze if it is sufficient depending on the proposed project. A determination is required on whether the lift station will be public or private and must be noted on the City details.
- Regarding building, it was reiterated that the building has to be under 12,000 square feet unless installing fire sprinklers. A 20' wide road is required with the inside radius also 20' for fire trucks. It was advised that there should not be any parking spaces along the front of the site. A parking area or parking island is required as well that no one parks on. A requirement of two exits is to be determined dependent upon the additional plans. It was discussed that an access door is required in the rear as well. A 10,000+ square foot building requires a loading zone.
- Discussion occurred regarding the process of this project and it was advised that the project would be staff approved and requires a neighborhood meeting, a separate meeting with the Homeowners' Association (HOA), a 6' or 8' wall requirement for a commercial building facing residential on the west side, with a process to apply to waive the wall requirement if going through the public hearing process.
- The architecture for the building was discussed and it was directed to meet one of the five architectural styles in the LDC.
- Regarding lighting, the maximum height limit is 20' and a photometric plan is required.
- Regarding signage, two monument signs are allowed as the site is on a corner. They can be up to 96 square feet. (One at 64' and one at 32')
- It was advised that the property has entitlements if the Development of Regional Impact and zoning district is followed.
- Additional information on parking; 5 spaces are required per every 1,000 square feet.
- Staff stated that the SPRC meets every Wednesday with the availability to meet again to discuss the project further if need be.

IX. Adjournment

The meeting adjourned 10:31 a.m.